



City of Seattle Pre-Application Site Visit Report

November 08, 2010

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

Project Summary

AP/Project No.	6265730	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	11/05/10
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	3815 31st Ave W		
Location			
Zoning		Applicant	ESTER KATSAROS 7209 GREENWOOD AVE N SEATTLE WA 98103 (206) 782-2911
King County APN	6917701055		
Permit Status	Initial Information Collected		
Description of Work	Add sunroom to back of house off of lower floor and interior alterations	Applicant Email	ester@cba-arch.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:
Steep slope

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

31ST AVE W

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

West Alley

Unopened

Unimproved

Comments: The rear PL is accessible from the alley although the alley is grass and unopened to the N of the site.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Area of construction for this project proposal is away from the steep slope area and less than 300SF. A dry stacked rubble wall supports the garage. No unusual conditions observed. Basement daylights west. Power from pole on East side of 31st. Photo-documented. Note: If a small project waiver is not granted, then the standard submittal requirements checked below must be met.

Small Project Waivers (See CAM 327B)

Small project waivers may be applicable for new accessory structures or additions to buildings on lots in existence on or before October 31, 1992 (see SMC25.09.055). Rockeries and retaining walls do not qualify for small project waivers. Applicability of small project waiver must be evaluated and approved at the time of intake.

Cumulative development area is less than or equal to the following:

Steep slope areas/steep slope buffers: Development area less than 300 square feet

In all cases, show construction safety fencing separating the ECA and/or its buffer from the development area.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Applicant Next Steps

1. For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
2. Review the requirements set forth in this report.
3. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
4. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**